

## 1010 Vienna, Domgasse 8 Top 6

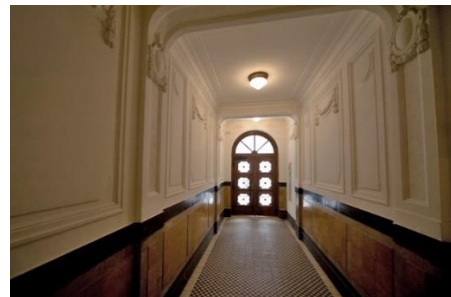
Very quiet location, only 100 m distance to Stephansdom, with garden-view, first time use after renovation

**Living Space:** 153 m<sup>2</sup>

**Rooms:** 1 living room with kitchen, 3 bedrooms plus lobby, 2 bathrooms, clothing room and storage room

**Available:** immediately

### The House



Domgasse is located right next to Stephansplatz - the center of Vienna. The Grünangerpark and the Mozarthaus (where Mozart worked from 1784 to 1787) are located there.

The house was completely renovated in 2004 and 2005 and a south-facing extension with generous glazing was realized, which leads into a large, bright, absolutely quiet and green courtyard.

### The Apartment

Renovation works in the Year 2023 (first time use after renovation), 153 m<sup>2</sup>, 3rd floor, accessible with elevator. Living room with Loggia to the green garden (garden-view).

3 bedrooms (1 with en-suite-bath, 1 with walk-in closet). 2 bathrooms (one bathtub, two showers), 3 toilets, cellar compartment. Kitchen, extra utility room with washing machine and dryer. Unfurnished (Except kitchen all lights and some smaller furniture).

Living room with kitchen:



3 Sleeping Rooms + Clothing Room

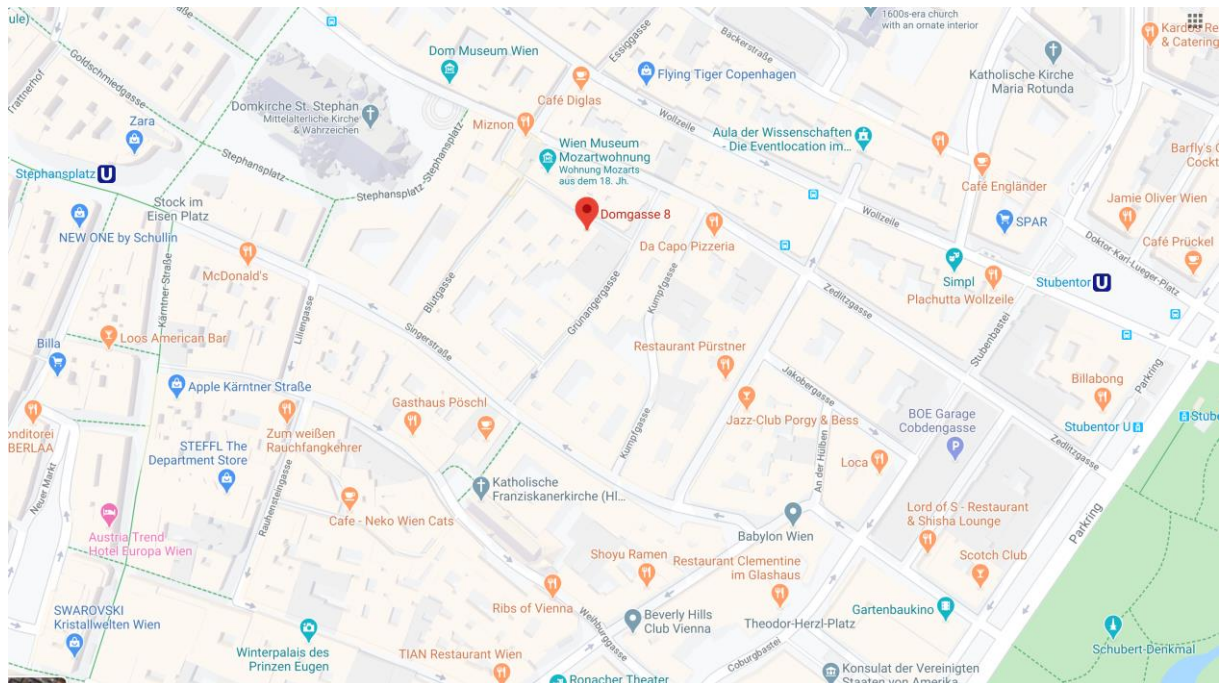


2 Bathrooms (one attached to the master bedroom, one with bathtub)

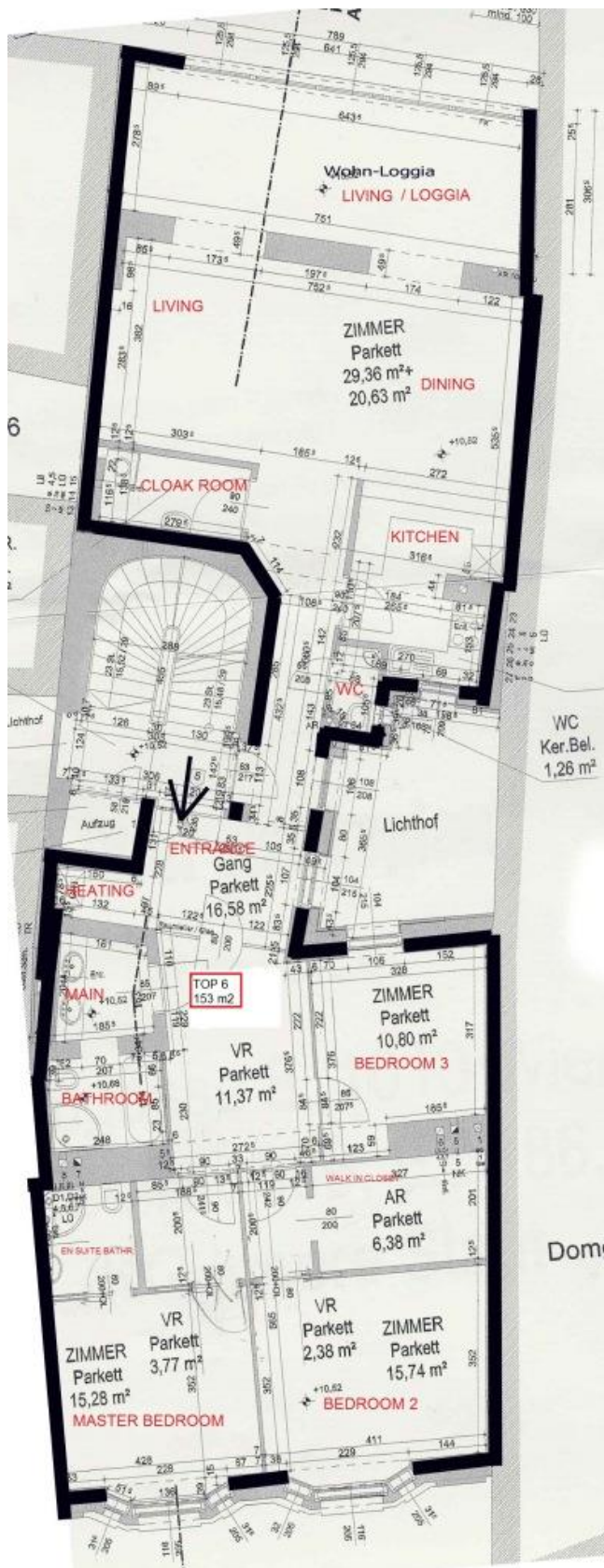


## Location

Domgasse is located in the so-called Blutgassenviertel: a unique cultural and natural gem of downtown Vienna. Only 2 minutes walking distance to Stephansplatz with the cathedral and the subway station U1. In the Kärntnerstrasse and Graben adjoining the Stephansplatz there are wonderful shops, good restaurants and bars as well as supermarkets. And of course the city offers a 10 minute walk takes you to the Vienna State Opera, the Hofburg and the Danube Canal. A perfect traffic connection is given. In addition to the parking possibilities around Domgasse, there is an underground car park 130 meters away.



Plan living area:



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## Rental charges

Duration up to 5 years (diplomat clause included):

Nett rent	€ 2.731,73
Operating costs	€ 395,-
Operating cost elevator	€ 46,-
<b>Total rent net</b>	<b>€ 3.172,73</b> plus V.A.T. 10% if applicable;
<b>Gross incl. VAT:</b>	<b>€ 3.490,-</b>

## Contact:

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Energy performance certificate of the house is available.

All information, photos and plans without guarantee.

We also use example pictures of apartments in the house Domgasse 8 with the same floor plan and very similar renovation.